

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1959

1 WHEREAS, Prairie Homes Builders, Inc. has submitted an application
 2 designated as Special Permit No. 1959 for authority to construct Prairie Village Community
 3 Unit Plan consisting of 174 single family and 300 multi-family dwelling units, with a waiver
 4 to the building height in the multi-family area, on property located at the southeast corner
 5 of North 84th Street and Adams Street, and legally described to wit:

6 A tract of land located in the Northwest Quarter of Section 14,
 7 Township 10 North, Range 7 East of the 6th P.M., Lancaster
 8 County, Nebraska, and more fully described as follows:

9 Referring to the northeast corner of said Northwest Quarter;
 10 thence south 00 degrees 13 minutes 16 seconds west (an
 11 assumed bearing) on the east line of said Northwest Quarter,
 12 a distance of 40.00 feet to the point of beginning; thence
 13 continuing south 00 degrees 13 minutes 16 seconds west on
 14 said line, a distance of 1289.95 feet; thence north 89 degrees
 15 22 minutes 42 seconds west, a distance of 1327.83 feet;
 16 thence south 00 degrees 08 minutes 58 seconds west, a
 17 distance of 1329.14 feet to a point on the south line of said
 18 Northwest Quarter; thence north 89 degrees 20 minutes 34
 19 seconds west on said line, a distance of 1231.16 feet; thence
 20 north 00 degrees 04 minutes 39 seconds east, on the east
 21 right-of-way line of North 84th Street, a distance of 944.70 feet;
 22 thence south 89 degrees 55 minutes 21 seconds east, a
 23 distance of 69.85 feet; thence north 21 degrees 36 minutes 18
 24 seconds east, a distance of 94.41 feet; thence north 42
 25 degrees 40 minutes 37 seconds east, a distance of 126.86
 26 feet; thence north 56 degrees 35 minutes 48 seconds east, a
 27 distance of 212.59 feet; thence north 17 degrees 17 minutes
 28 15 seconds west, a distance of 27.50 feet to the point of
 29 curvature of a curve to the left having a central angle of 17
 30 degrees 48 minutes 47 seconds, a radius of 383.00 feet, an
 31 arc length of 119.07 feet, a chord length of 118.59 feet, and a
 32 chord bearing north 63 degrees 48 minutes 21 seconds east;

1 thence on said curve, a distance of 119.07 feet to the point of
2 tangency; thence north 54 degrees 53 minutes 58 seconds
3 east, a distance of 309.36 feet to the point of curvature of a
4 curve to the left having a central angle of 24 degrees 05
5 minutes 03 seconds, a radius of 483.00 feet, an arc length of
6 203.03 feet, a chord length of 201.54 feet and a chord bearing
7 north 42 degrees 51 minutes 26 seconds east; thence on said
8 curve, a distance of 203.03 feet to the point of tangency;
9 thence south 62 degrees 44 minutes 45 seconds east, a
10 distance of 63.91 feet to the point of curvature of a curve to the
11 right having a central angle of 08 degrees 21 minutes 52
12 seconds, a radius of 420.00 feet, an arc length of 61.31 feet,
13 a chord length of 61.26 feet and a chord bearing of south 58
14 degrees 33 minutes 49 seconds east; thence on said curve, a
15 distance of 61.31 feet to the point of tangency; thence north 35
16 degrees 37 minutes 07 seconds east, a distance of 60.00 feet;
17 thence north 58 degrees 51 minutes 50 seconds east, a
18 distance of 398.63 feet; thence north 64 degrees 54 minutes
19 02 seconds east, a distance of 410.55 feet; thence north 52
20 degrees 49 minutes 25 seconds east, a distance of 177.93
21 feet; thence north 00 degrees 38 minutes 03 seconds east, a
22 distance of 475.54 feet to a point on the south right-of-way line
23 of Adams Street; thence south 89 degrees 24 minutes 49
24 seconds east, on said line, a distance of 705.49 feet to the
25 point of beginning and containing a calculated area of 69.800
26 acres, including 0.933 acres of county road right-of-way, more
27 or less;

28 WHEREAS, the real property adjacent to the area included within the site
29 plan for this community unit plan will not be adversely affected; and

30 WHEREAS, said site plan together with the terms and conditions hereinafter
31 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
32 Code to promote the public health, safety, and general welfare.

33 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
34 Lincoln, Nebraska:

35 That the application of Prairie Homes Builders, Inc., hereinafter referred to
36 as "Permittee", to construct Prairie Village Community Unit Plan consisting of 174 single

1 family and 300 multi-family dwelling units, on the property legally described above, be and
2 the same is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65
3 of the Lincoln Municipal Code upon condition that construction and operation of said
4 community unit plan be in strict compliance with said application, the site plan, and the
5 following additional express terms, conditions, and requirements:

6 1. This permit approves 474 dwelling units and an increase in the building
7 height to 50 feet in the multi-family area on Lot 7, Block 10.

8 2. Before receiving building permits:

9 a. The Permittee must submit an acceptable reproducible final
10 plan including five copies.

11 b. The construction plans must conform to the approved plans.

12 c. Final plats within the area of this community unit plan must be
13 approved by the City.

14 3. Before occupying the dwelling units all development and construction
15 must be completed in conformance with the approved plans.

16 4. All privately-owned improvements must be permanently maintained
17 by the Permittee on an appropriately established homeowners association approved by the
18 City Attorney.

19 5. The site plan approved by this permit shall be the basis for all
20 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
21 elements and similar matters.

22 6. The terms, conditions, and requirements of this resolution shall be
23 binding and obligatory upon the Permittee, its successors, and assigns. The building

1 official shall report violations to the City Council which may revoke the special permit or
2 take such other action as may be necessary to gain compliance.

3 7. The Permittee shall sign and return the City's letter of acceptance to
4 the City Clerk within 30 days following approval of the special permit, provided, however,
5 said 30-day period may be extended up to six months by administrative amendment. The
6 City Clerk shall file a copy of the resolution approving the special permit and the letter of
7 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
8 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

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| Approved this ___ day of _____, 2002: _____ Mayor |
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